Reports of Trade Conditions and Future Prospects.

GENERAL TONE GOOD

Bankers, Manufacturers, Mercantile Houses and Advertising Concerns Answer Tribune Letters.

The first of the letters in answer to weeks ago and attracted wide attention. eports of good business and a belief in prove to be abundant. In the following ly with us for some time. etters published a wider range of banking and business interests has been covared, including some of the principal advertising concerns whose calling famililarizes them with all branches of comnerce, industry and finance. A deduction formed from the answers here published will be instructive to those who are inperested in future conditions of trade and finance. Albert Frank & Co., advertising agency,

New York:

to say that from my own observations and from information received after careful inquiry I am able to view the business situation with utmost satisfaction. The advertising business, particularly the financial, steamship, rallroad and real estate advertising business, in which we specialize, is, I think, a splendid baronister of general conditions. During the last few months there has been a marked increase in the amount of this business placed, so that the year, as a whole, will be a good one-far better, in fact,

particularly with the settlement of political questions, strikes, etc., so that I feel justified in predicting an era of great

"In the four essentials of prosperity agricultural, manufacturing, foreign trade and monetary soundness-this country is in a position to enjoy a great advance in the next few months. At present crop prospects are more brilliant than in years. The promise is for a total yield in the principal grains of 4,800,000,000 bushels, or 570,000.000 bushels more than in 1911. Other products of the earth are far ahead of last year. Soil conditions, too, are such as to furnish large insurance against fut-

a revolution. Higher prices now prevail en a volume of activity unusual for midsummer. Experts agree that the last half of the year holds the promise for recordbreaking prosperity in this great basic industry. Electrical and other lines are expanding and a brilliant season lies before the textile manufacturers.

"Our foreign commerce for the fiscal year broke the record for both imports and exports, carrying a balance in favor of this country of \$550,000,000. A most significant feature is the largely increasing proportion of manufactures in our This favorable trade balance is a bulwark to the monetary strength of the United States, built up by the liquida-

our mines. Our financial institutions are now prepared to move the crops and meet | ness the demands to arise from enlarged com-

"It is evident, therefore, that no matis viewed, speculative inflation is seen to period of renewed prosperity. résources as our own, assure a chapterour history that may tell of prosperity of unprecedented proportions."

tained therein as follows: 7. Is your business improving? Yes. "L From your observation, do you think

other institutions in your line are enjoying a similar betterment? Yes. '3. Do you believe that we are begin-

in your letter of July 17:

"I. Our business is better now than it has been during any other summer season for a number of years. Prospects for fall business were never better than they are now.

think that other advertising agencies, generally speaking, have a larger business than they had last year. Every one of our customers has increased his business largely over that of a year ago, and is greatly encouraged over the business

agents. Boston:

we are very optimistic on this subject. While the summer looked a little quiet, We consider the prospects for fall very good indeed. July has been a very busy month with us, and unless something unforeseen happens the prospects for the fall are very bright."

M. P. Gould Company, advertising, New

that we have ever had in business. Never in our history of twelve years, in connection with manufacturers who have a national distribution, have we been in touch with so many manufacturers who were preparing to spend money in national advertising.

"2. Some are and some are not. Those Who are progressive and have kept up with the procession in this line report similar good times. Those who are behind the times or inefficient in their orsanzation complain about business being

"I We do not believe that the present is a bad period of prosperity. We believe that the country is prosperous now. We believe that the country is prosperous now. We believe that business is getting better all the time and that if people only thought that business was good we would now be on a mound of great prosperity. When newspapers and other publications will stop looking for sensations and stop trying to stir up something to talk about and will let big business and little business alone we will have a more continuous prosperity and faster growing prosperity. But even as it is, with all of the so-called conditions, business is going thead and is prospering."

ford & Thomas, advertising, Chicago: We beg to state that while our busi-

ly so satisfactory to us that there has been no occasion for it to improve.

healthy, encouraging increase.
"We have no way of telling what others in our line are doing generally, but so far as the Western houses in our line are

"We can see no signs that business is to be either better or worse than it has been for the immediate past, save an understandable immediate dulness due to summer slack, and possibly with the Presidential campaign remotely con-tributory—but this latter we doubt."

"Replying to your favor desire to say that we think business conditions in While we are not making any very great

proving. "From my observation I believe that

"It is hard to say whether we are beginning a period of renewed prosperity.

"This section of the country depends very largely on its crops, especially as to its cotton crops. We have had an extremely rainy season so far, which has thrown the crops a little behind. A month of hot dry weather, however, will put them in normal condition."

"In reply to your letter of July 20 we will say that business with the Baker-Vawter Company, which reaches all lines of business and covers the entire United States, has been considerably better for the first six months of this year than it has been for several years past.

iar to our own business, for we have had a stirring sales contest, and have given notice of an advance in the prices based on the increase in the prices of paper, to take effect shortly. However, the results have shown that men are more willing to buy than they have been or we would not have increased our sales, as we have done, even with these special conditions to help

"We are scarcely in a position to say whether other institutions in our line are enjoying a betterment or not. We do know, however, that a number of persons in the printing industry have enjoyed the

"We are not anticipating a boom period in business, such as every one enjoyed in 1907, but we are expecting that business will be a little easier to get within the next year or so than it has been for several years past."

American Bank and Trust Company, an Antonio, Tex.:

"Our business is improving. Feeling one of confidence. All banking lines en-

"If the three economic factors-crops. banking and politics-foretell prosperity then we are assured of it this year so far as Texas is concerned, for we have a cal situation. sinch on the first two, the weakest being favor of the crops and banking that we price and will then forget the advancecolities, and the margin is so great in favor of the crops and banking that we fail to see how any cloud can appear on the farming horizon notwithstanding it is few morths. As to the political situation, the financial horizon notwithstanding it is a Presidential year."

are very glad to answer your questions, as

"The business of the Loose-Wiles Bisuit Company is improving very rapidly in all parts of the country. "From our observations we believe that

to a more or less extent other biscuit companies are sharing in this business, al-though our increase of the last year has addition of nearly \$100,000,000 of gold from been phenomenal, and we believe is in excess of the general run of the biscuit busi-

"We do, however, believe there is a healthy increase all along t. line.

with the normal yearly expansion of a at this time in the minds of the mer-

"This feeling taking place during the

was not so cloudy.

in a year when there was no Presidential necessity the theory that profits are of agitation."

Los Angeles has been most satisfactory of prosperous conditions, but also to meet "Answering the questions which you ask for several years past. The population depression should it come. all lines is expanding and general activ-ity prevalls. Money is in demand and expected, but the total volume of business business activities of the city.

"There is no reason to be discerned at pect a continuanec of the prosperity now being enjoyed."

liefs as to commercial progress, we beg to say that our business is steadily im- in parts where almost a total failure oc-Wood, Putnam & Wood, advertising proving and losses smaller than usual.

We learn from other banks in our city Replying to yours asking us regard- and state that they are making good ing the business tone as it appears to us, progress. All classes of labor are fully are running normally as compared with employed, and this will certainly make a year ago. prosperity, and we believe that general

> "To the second question, 'From your observation, do you think other institutions in your line are enjoying a similar betterment?" we would answer, yes.

"And the third question: 'Do you believe we are beginning a period of renewed prosperity" I believe that the coming fall will mark the beginning of a period of renewed prosperity.

tion of our national banking and currency laws should be accomplished now, so that the next several years will have its usual consequent culmination in a possibly quick and disastrous enforced liquidation prevented by a co-ordinated and efficient banking and currency system."

Porter, Fishback & Co., bankers, Chi-"Replying to your favor of recent date,

we beg to advise you as follows: "First-The conditions under which ound houses have been laboring for some time past, here and elsewhere in the Central West, have been such that we have as a whole seems to be above the avernot been at all satisfied with the outlook age. Prices of farm commodities confor the year 1912, but we must confess tinue high and very satisfactory to the that since the nominations by the respective political parties we look forward with confidence to an improvement in provement in the general conditions has business before the close of the year. It is our opinion that this confidence is shared in by other institutions in our line, and that the country is beginning a

the Presidential campaign than by real business is interfered with.

facts tending to bring about a period of "I look for a steady improvement in facts tending to bring about a period of financial loss. The people have studied the political situation carefully, and have come to the conclusion that there is no in necessity for any apprehension as to the attitude of the government toward business conditions for the next four years, and their study of economic questions has likewise failed to disclose any cause which would of necessity bring about a panio. For this reason we think confidence is being renewed along all lines."

"Answering your letter of July 17, beg to advise that our business has improved in the providence is being renewed along all lines."

"Answering your letter of July 17, beg to advise that our business has improved in the next six months.

"Most of the good investment houses are doing a satisfactory business, but the speculative houses do not seem to be enjoying the same prosperity.

"It would appear to the writer that generally many of our out-of-town customers speak more hopefully of the future and seem better disposed in general, particularly in renewing merchandise and seem better disposed in general, particularly in renewing merchandise and seem to the outlook very promising.

"All lines and consider the outlook very promising."

Hammer This Week.

Parcels To Be Sold Under the Hammer This Week.

"Answering your letter of July 17, beg to advise that our business has improved to do better within the last six months.

"Most of the good investment houses are doing a satisfactory business, but the speculative houses do not seem to be enjoying the same prosperity.

"It would appear to the writer that generally many of our out-of-town customers speak more hopefully of the future and seem better disposed in general, particularly in renewing merchandise stocks."

To-DAY.

AT 14 VESEY STREET.

Parcels To Be Sold Under the outlook very promising."

Hammer This Week.

A To-DAY.

AT 14 VESEY STREET.

To-MORROW.

AT 14 VESEY STREET.

questions sent to leading institutions this section of the country are in a strides in improvement, still the growth pretty good state. Our business is im- is healthy, and we are satisfied with the

isfactory business.

are beginning a period of renewed pros-perity, I will answer and say that this is extremely doubtful. The generally unsettied condition of the country and the high prices prevailing, in my opinion, do not tend to bring about renewed prosperity

"In a general way I am satisfied that this country is afflicted with too much legislation and too much litigation. If all the state legislatures and Congress should never meet for ten or twenty years. I think it would be the best thing that could happen to the country. labor problems are perplexing, and getting more so each year. Congress should pass some very stringent laws on the labor question, and strikes should be eliminated in all events.

"I believe if Congress would pass good, plain, common sense, practical law upon this question, all differences to be submitted to a board of arbitration, fairly appointed, and labor should not combine any more than capital, which, as you know, has been before Congress for years, I think it would settle the labor question and bring about renewed prosperity. The values in all lines are inflated and far too high for any country to live under pros perously.

Well, Roth & Co., bond house, Chicago "Being more interested in municipal onds than in railroad or corporation bonds, I am in a better position to express an opinion on city, county, school district and other bonds payable from taxes than on the former class of bonds.

nicipal bond business was very flourishing. Not only with ourselves, but I believe with most other dealers. Suddenly the demand seemed to soften. I attribute this mostly to the fact that prices have jumped somewhat and investors were not willing to pay these advanced prices, and also to a considerable extent to the politi-

"Sooner or later investors will realize that they cannot get the bonds at a lower even though the Progressives should win Loose-Wiles Biscuit Company, Boston: out I feel the municipal bond business "In answer to your letter of July 23 we will improve, for with the Progressives in power many large institutions will refuse to enlarge their business, and money which would otherwise go into business channels will be invested in very conservative bonds.

"It is practically an assured fact that we will have excellent crops.

"Taking into consideration that we will have good crops, and the above menmarket for some months to come "All of the above, in my opinion, cannot

help but bring on a good demand for "We are most decidedly optimistic in Bonds. It is hard to tell whether this bal "We are most decided; optimistic in demand will come next week, next month ter what angle from which the situation our opinion that we are comming upon a or next fall, but my personal opinion is "While this is taking place perhaps just that sooner or later in the immediate nation possessing such wonderful natural chants, we firmly believe it is but a pre- for municipal bonds. This naturally of

> present period of political unrest makes inst., regarding business conditions, we us feel even more strongly that good are pleased to say that, speaking from business will be enjoyed in all lines the the standpoint of manufacturing distribcoming fall, more than if this feeling uters, underlying conditions as we view place when the political situation them are sound. The conservatism that has marked operations in the dry goods "In other words, good feeling indicates world during the last year or more has business and means more this year than promoted a healthy condition. Through pendent upon carrying small stocks and First National Bank of Los Angeles, turning them often has rapidly permeated retail circles. This evolution in mer-"In reply to your favor of June 27 I chandising methods has placed retailers would say that the general business of in a position not only to take advantage

> little influence in the drygoods world, as this time why Los Angeles may not exence that demand is not regulated by po-

> litical prospects. "The crop situation will have a very immediate influence on the drygoods bustness during the coming months. At presto our experiences, observations and beall sections of the country, especially so

"Collections, which are always a sensitive barometer of fundamental conditions.

To Collections, which are always a sensitive barometer of fundamental conditions, are running normally as compared with a year ago.

Thrices of staple lines of cetton goods range about the same as a year ago.

Woolen goods are higher. Advances in wage scales in the mills, a shortening as a work rate in the four of the hours of labor and increased cost of raw materials have effected a ready at the same as the cost of raw materials have effected a ready at the materials have effected a ready at the materials have effected a ready at the materials have effected a ready of the hours of labor and increased cost of raw materials have effected a ready of the hours of labor and increased cost of raw materials have effected a ready of the continuous of the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting orders at value only and the cost of production. Some mills are accompting or the cost of the co

legislature of late is giving more heed usiness up to this time has been political to the requirements of the business men. and economic, caused more by the appre- and rightfully so, as the country as a hension of what might possibly happen in whole will naturally suffer if legitimate

NEW YORK BANK STOCKS.

On the New York Stock Exchange there were sold last week eighty-eight shares "Your second question, as regards to of stock of the National Bank of Comother institutions of a similar kind, I can-merce at 1974. At the weekly auction not answer, as I do not think all of them sale of securities last week there were are prospering, but I have no doubt a no bank or trust companies' stocks dis-

> BANK STOCKS. Name of bank. Dividend. Bid. Asked.

*	America 28	200 210	
	American Exchange 19	605 625 235 745	
8	Buttary Park	235 245 116 135	
•	Battery Park 6 "Bowery		
1	Recant Dark 0	150 160	
t	Deony Barangh 95	200	
	Brons 6	185 195	
	Butchers & Tiremers' &	120 140	
+	Century 2 Diviers II.	220 240	
t	Chase 20	220 240 200 —	
2		180 155	
f	Cheises Ehrhange 8	150 175	
	Chemical 15	640 650	
1	Citizens' Central 6 City 16 Coal & Iron 5	178 183	
4	(ht)	41.5 425	
	Coal & Iron \$	157 163	
20	Colonia) 10	450	
۲,	Colonia, 10 Columbia 16 Courbierce 8 Courbierce 18 Courbierce 18 Courbierce 18	855 859	
5	Complience	197 299	
ы	Corn Exchange 18	315 235	
•	Zist River	710	
•	Fidelitys	160 179	
K.	Fifth Avenue	4000 -	
54	Fills	727 -	
	Fromth National	1665 1015 208 208	
1	Guefald 15	255 285	
v	German American 4	140 150	
	Fifth 1 12 First National 10 Fourth National 12 German-American 5 German Exchange 19	450 475	
0	viermania %	515 - 520	
7	German-American 6 German Exchange 19 Germania 25 Gotham 6 Greenwich 19 Harbover 15 Harriman National 6 Harpovers & Traders 15 Harriman National 9 Airying Nat Exchange 8 Liberty 5 Lincoln 19 Blanhattan Company 14 Market & Fulton 12 Merchanics & Metals 11 Merchanics Txchange 5 Merchanics Exchange 1	166 170	
	Greenwich 19	750 790	
9	Hanover 16	100	
Ž.	Harriman National 0	290 205	
21	Importers & Traders' 14	540 570 580 210	
1	Virving Nat Exchange #	200 210	
4	Liberty 20 Lincoln 10 Manhattan Company 14 Market & Fulton 12 Mechanics & Metals 12 Merchanics Exchange 5 Metropolis 16 Metropolis 18 Nount Morris 12 Mutual 15	686 —	
•	Lincoln	275 295	
	Manhattan Company 14	235 250	
	Market & Fulton 12	159 260	
*	Mechanics & Melais	156 250 260 270 160 186	
	Merchants	169 170	
	Merchania Exchange.	250 350	
	Matropolis	150 200	
1	Mount Morris	54	
. 1	Mutual	276 200	
	Mutual 5 †National Nassau 5 National Reserve 0	196 266	
	National Reserve 0	52 97	
IJ	New York County 5	219	
1	New York County 49	\$50 \$75	
1	New York N. B. A 14	349 350	
	*Pacific 11	250 275	
	New York N. B. A	370 375	
1	People's	235 245	П
•	People's 16 Produce Exchange 1	167 173	
	Seaboard 12	415 —	
	Second 12	575	
	Security	115 145	
	Sherman 9	125	П
0	Heaboard 12 Second 12 Security 6 Sherman 9 State 10 Twenty-third Ward 6 Union Exchange 5 Washington Heights 8 West Side 1	250 273 150 180	
	Print Probates	100 105	
И	Washington Heights	30	
9	West Gide	100 675	

	TRUST AND SURETY	COMPA	NIES
	Company. Dividend.	Bid	Asked
		115	120
	*American Screty 15	315	220
	Actor	425	4.55
	1Hankers	580	5.99
	Hond & Mortgage 14 Breadway	3.	195
	Breadway	310	195
	*Freeklyn	670	457
	Cammity Co. of Am 6	119	125
	Commerce 0	2009	1000
		54	55
	do preferred	150	165
	Citizens,	145	105
		134	590
	Commonwealth 9	135	150
1	Empire 19	509	310
1	Thursday No.	5.40	558
1	Farmers Loan & Tr., 50	1875	1400
9	The life life and a second second	215	125
	Pranklin	274	280
Я	Pulton 10	214	.09
3	Guardian	9/5	105
q	*(Sumrants'	1015	1020
d	Hamilton 12	229	
И	Hudson 3	150	150
	Home 6 Int Banking Corp. 5	100	30
1	Kings County 16	100	20
4	Lawyers' Title 17	777	230
3	Clawyers Mortgage 11	720	225
	Lincoin	129	143
	Long Island Loun to	359	210
	Metropolitan 24	450	455
١	Mutual Alliance 6	155	145
7	Mortgage Bond 6	107	110
d	Nassau	140	155
1	†National Surety 12	100	230
	N Y Mortgage & Sec., 17	-90	210
9	N Y lafe Insurance 45	1035	-
1	New York Trust 32	635	545
1	People's 12	255	210
	Queens County 5	199	110
	Queens County Mige 9	100	110
	Realty Associates 5 Standard 16	117	118
4	Standard 16	27.0	288
	Title Guarantee & Tr., 39	1.56	600
	Title Insurance	115	125
	United States Casualty 6 United States Mtg & T. 14	478	216 480
	United States Mtg & T. 19	1200	1725
	United States Title G. 0	50	100
	United States Little to De	1100	1105
	*WasMington 16	250	1110
	West-hester 6	140	150
	W & B T & M 6	166	170
	Windsor	158	197

*Includes extra dividend. †New stock

STOCK	S.			ľ
INDUSTR	TALS			þ
1,000 Anglo-A Oil. 19 1/2 11,200 Br-Am Tob., B2 2,700 E F Good. 79 1/2 1,230 do pref. 109 1/4 500 Con Rub T. 15 100 Havana T. 614 100 Int Rubber. 13 1/4 1,000 Man Tran. 2 1/4 2,205 Maro new. 8 1/4 40 Mod & For 209	16 20% 108% 108% 14 6% 13% 146 200 200 200 113% 388	1245 1915 21 79 109 15 614 1316 28 209 28516 8219 12014 389	Chgs, - 2 + 4 + 1 + 26 % + 26% + 26% - 1	
MININ	G.			
3,200 Braden 714 750 Br Col Cop. 5% 1,590 El Puso 1,60 1,090 Giroux 5 2,780 La Bose Con. 514 1,200 Greene Can. 1014 1,200 Mason Val. 133 2,006 Nev Hills 2,70 9,800 Niplasing 74 4,25 Tonopah Min 7 4,100 Wettlauter. 60 600 Yuk Gold 35% 1,000 Ohlo Cop. 15	7 54 97 5 9 18 5 18 5 5 8 5 8 5 8 5 8 5 8	50 5 30 5 30 5 5 5 5 5 5 5 5 5 5 5 5 5 5	+ + + + + + + + + + + + + + + + + + +	
BOND	S.			1
2 800 Chio 31 5s 95	9776	28	-	B

AT 14 VESEY STREET.

WEST BROADWAY, 174, w. e. 50 ft n of Worth st, 25x50; 1 sty store; Henry Mc-Goughran agt Alex McGoughran et al; D D Shorman, atty; E N Robinson, ref; due, \$5.223 03; taxes, etc. \$187 88.
2071H 871, 282 East, s. s. 350 ft e of 2d ave, 25x58.2; 5 sty tenmt and store; M 8 Dennett et al, 2dmrx, agt J S Gluck et al; Man & M, attys: A J Talley, ref; due, \$15,807 60; taxes, etc. \$1.271 71.

AT \$208 THIRD AVENUE.

PRANKLIN AVE. 1399, e. s. 38.1 ft n of Jefferson pl. 37.67100, 5 sty tenmt; J T Barrs agt P C Unlig et al; T F Gilroy, fr. atty; E D Dowling, ref; due, 57.839 88; taxes, etc. \$250.50; sub to a first mig of \$26.000 CIPRESS AVE. n w cor of 186th st. % 3x. 188.4x8x200.5, vacant; E S Appleby et al agt Moses Arndstein et al; Cannon & C, attys; F S McAvoy, ref; due. \$25,674.50; taxes, etc. \$751.68.

ON FRIDAY. AT 14 VESEY STREET

RECORDED LEASES.

With name and address of leasee

JULY 27

turney r Manhattan

RECORDED TRANSFERS.

Manhattan,

EROADWAY 290 to 294, n e for freade st
(Dun Hullding); 41st et, s s, bet Park and
Lexington aves, stable, also property at Narreganiset Pier, R 1, interest of R G Dun Mercantille Agency, also all other property, real,
personal and mixed, deed of trust; George and
Susan D Douglass to George P Miller, George
A Douglass and Clarence L Dillon, Milwauke,
in trist, the legacies to which George Douglass
now has or is entitled to under will of Robert
G Dun, all title for benefit party first part; all
items, Dec 5, 1910; gift, attorney, F L Minton,

ingrament Fier. R. I. interest of R. O. Den Mercachille Actoricy also all other property. The
Simon D. Pouglass to George P Miller. George
A Designass and Claseroes I. Dillen. Milwards
Simon D. Pouglass to George P Miller. George
A Designass and Claseroes I. Dillen. Milwards
Simon D. Pouglass to George P Miller. George
G. Den, sill tile for benefit gary fire part. Mill.
BERNADDE AVE. B. G. 1855. G. e. of Andrews
G. Den, sill tile for benefit gary fire part. Mill.
Billen. Lee S. 1810. gift automey. F. L. Minton.
S. Brown, M. S. & College Ave.
Brown, M. S. & G. 1810. gift automey. F. L. Minton.
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S. Brown, M. S. & G. 1810. gift automey. F. L. Minton.
S. Brown, M. S. & G. 1810. gift automey. College Ave.
LENON AVE. B. e. or 1848. gift automey. Gift automey. College Ave.
LENON AVE. B. e. of 1848. gift automey. Gift automey. Lawrence of the College Ave.
S. S. Brown, M. West. 1948. gift automey. College Ave.
S. S. L. & G. Miller autometer. Gift autometer. Gift

Trust Company Service

This company receives checking accounts and pays interest on daily balances;

Issues interest-bearing certificates of deposit; Owns and offers high-grade securities;

Issues foreign and domestic letters of credit, and travelers'

checks good everywhere; Acts as trustee, guardian, administrator, executor and agent, taking entire charge of both personal and real property; Makes loans on stocks, bonds, coupons, and mortgages at

current interest rate: Collects dividends and coupons, crediting the proceeds or remitting on order.

the street level. Boxes rent from \$5.00 to \$300 per year.

The Vanlin of the Guaranty Safe Deposit Company are located at

Fifth Avenue Branch

Guaranty Trust Co. of New York Fifth Avenue & 43d Street

London Office, 33 Lombard St., E. C.

Main Office, 28 Nassau St.

United States Title Guarantee Co. 51 Chambers st.

4TH ST. n. s. lot 166, map section 2, St.
Paymond Park, 25x106; Anna Prazak; 6ept 30, 1908; \$100; address,
Elizabeth N.J.
164TH ST. s. 425 ft w of Trinity ave,
100x200; George Douglass et al. trus, to Herhert Parsons and ano, 115 East 72d st. July
1; \$1; attorney, F. L. Minton, 290 Broadway,
180TH ST. s. 100.3 ft e of Prospect ave,
25x109; Timothy F Sullivan to Walter E
Phelps, 2731 Creston ave; July 23 (mag
\$8,000); \$100; attorney, Title Guarantee and
Trust Co, 176 Broadway.

RECORDED MORTGAGES. (With name and address of grantee and attorney.) interest 5 per cent unless otherwise stated.

By Joseph P. Day.

BARNES AVE. e.s. 50 if a of 214th st. 26.5x 100 externill, State Savings Bank agt Hachela Bracco et al. B. H. Grimes, atty; E. L. Parris, ref. due. \$11.708 St. 2xxss. etc. \$382 S6.

KEPLER AVE. 612. e.s. 40 ft n of 237th st. 24x190 2 sty dwg. H. M. Putney et al. admrs. agt Fanny Shaw et al. J. E. Durose, atty; H. J. Goldsmith, ref. due. \$5,403 44; taxes, etc. \$72.500; attorneys, Feiner & Maas, 100 Broadway; Joly 26 equal Hen. \$72.500; in the control of the strength of the control of the

X4.500: due as per bond; \$1.100; attorney, T.J. Meehan, 2 Rector at WASHINGTON AVE, w. s. 50 ft s. of 187th st. 50x101; T. T. Construction Co to Lawyers Resity Co. 160 Broadway; July 20; 3 yrs; \$40.000, attorney, Lawyers Title Insurance and Trust Co. 160 Broadway.

SATISFIED MORTGAGES. With name and address of lender's attorney.)

to to Brevoort Real Estate Co. 38,000; at-cheys, Arnstein, Levy & Pfeiffer, 128 103D ST, 163 East, 30x100,11; April 23, 7, Ernestine Realty Co to John Wagner, 1907, Ernestine Realty Co to John Wagn \$13,000; attorneys, Wagner & Garrison.

Wall st. 1177H ST, 179 East. 19x100.11: April 1. 1902: Joseph and Hanna Goldstein to Mary M Lewis: \$2.750; attorneys, Schmitt & Hass. 119 Nassau at.
SAME PROPERTY: April 10, 1911; Louis and Kate Hahn to same; \$500. The Bronx. BATHGATE AVE. 2281. 228390; July 1, 1808; Sarn Brand to William P Petty: \$1,750; attorneys. Moran & Healy, 51 Chambers st. HOFFMAN ST. w s. 104.7 ft s of 1884 at. 50x96.11; Sept 5, 1911; Auletta & Co (Yonkers) to Martin L Henry: \$1,650; address. 1948 Bathgate ave.

Sarah C Reeder to Greenwich Savings. Bank: \$36,000. City Morigage Co to Title Guarantee and Trust Co: \$55,000. New York Trust Co to City Morigage Co: \$1

New York Trust Co to City Mortgage
Co; \$1.
Sarah C Reeder to Greenwich Savings
Bank; \$36,000.
Marlanna C MacDougali to Greenwich Savings Bank; \$36,000.
Same to same; \$36,000.
Joseph A Reid to Charles Oakes; \$1.
Harris Cohen and and to Fredrick Correll; \$1.
Remaidle of Panama to Lawyan Mortgage

ano: \$46,500.

Same to Henry S Burchell: \$16,000.

Same to Republic of Panama: \$27,000.

Same to same: \$27,000.

Westchester Trust Co to Julius Brenzin (ser: \$1.

Lawyers Title Insurance Co to Terrain Realty Co: \$27,000.

Binson Wolf to Hannah Schloss et al. carra \$40,000. Lawyers Realty Co to Emma Rosenwald \$439,000. Howard Willets et al to Simson Wolf \$40,000. Terrain Realty Co to Rose B Mars; \$22.

MECHANICS' LIENS.

JULY 27. JULY 27.

46TH ST, n s, 300 ft e of 8th ave, 75x100:
Orman W Ketcham agt Susan Mount et al.
tius owners: White Rats Realty Co, lesses;
West Side Mason Coutracting Co, sub-contractors: Cramp & Co, contractors; 8631 63.
WHITE PLAINS RD, 4725: Clinton 6
8wackhamer agt James C Moore, owner;
Thomas B Black, contractor; \$172 42.
AMSTERDAM AVE, s w cor of 15th st.
190x100: Mayor Lane & Co agt Lentz Realty
Co, owner; Reliable Plumbing and Heating
Co, contractor; \$1,258 85.
(ROTONA AVE, s w cor of 176th st. 117.8
x159.2; Miller & Reines agt Nu Law Realty
and Construction Co, owner and contractor;
\$995.

Aniel Remov ve s. 876.11 ft s of Dater st. Davied.11: Daniel Woodcock agt Picone Realty Co et al (action to declare deed void); attorneys, Menken Bros. 1177H 8T, s. s. 110 ft e of 5th ave. 25x 100.11: Thomas Gingold agt Issae Gingold et al (action to declare trust); attorneys, Arenge & Kutner.

al (action to decime son & Kutner, 128TH ST. 232 and 254 East; Mary C Stewart 128TH ST. 232 and 254 East; Mary C Stewart agt Henry Lichtenstein et al (foreclosure of two migs); attorners, Butts & Vining. REAL ESTATE FOR SALE OR TO LET NEW JERSEY.

P. O. Box 1923, N. Y. City

country RESIDENCE, BEAUTIFUL, grounds; sell or let. Can inspect to-day by elephoning 49R Great Neck, or address Room

WEST SIDE. THE DORILTON,

171 West 71st St.
7 and 10 room apartments, \$2,400 to \$3,300, including electric light and refrigeration.

THE CLEVELAND

126-139 EAST 24TH ST. Apartments of 9 rooms, ample closets, etc.

"Replying to your letter, I am pleased

than was anticipated. "This condition is bound to continue.

ure deterioration. The steel trade has undergone almost

J. Walter Thompson Company, adver-"I have your favor of the 17th, and am very glad to answer the questions con-

ning a period of renewed prosperity? The Van Cleve Company, advertising.

York: "In answer to your letter asking us questions we beg to reply as follows:
"I. This has been the best six months

"I We do not believe that the present

teas is not improving it has been general-

"In other words, during all the times of depression we have shown a constant,

concerned we believe that our experience s the experience of all who are entitled o consideration from advertisers.

Messengale Advertising Agency, At-

every institution in our line is doing the same thing.

coming prosperity, provided crops should as conditions have been improving slow-

Baker-Vawter Company, office furniture, Benton Harbor, Mich.

"This is partly due to conditions pecul-

increase of business this last spring.

joying similar betterment.

liminary before the actual increase takes course will advance the prices."

The Planters' National Bank, Rich-"Replying to your inquiry of July 12 as

conditions show evidence of prosperity." The Marine National Bank, Buffalo: "Answering your first question: 'Is your ousiness improving at the present time?" We would answer distinctly, yes.

"Personally, I believe that the reforma-

ness improves gradually every year.

great many are doing a healthy and sat- posed of. "Your third question, as to whether we

"Up to about eight weeks ago the mu

Marshall Field & Co., Chicago "Replying to your inquiry of the 18th

of the city is growing rapidly, business in "Business during the last six months has the loanable funds of the bank are as a in retail stores has been somewhat currule closely employed in financing the tailed by the late arrival of warm weather. "Political conditions are exerting very

WEEKLY CURB TRANSACTIONS

AT 3208 THIRD AVENUE.

By Joseph P. Day

172D ST, w. 100 ft s of Roston rd, 50x100;

vacant; R. D. Oto agt A. R. Newcombe et al;

Lose & C. attys; L. E. Sisson, ref; due,

\$1,560 07; taxes, etc. \$259.89.

HOME ST, Bryant ave and West Farms
rd, triangular block, 120,6x137,7x20d.11; va
cant; J. K. Stiegel agt Surety Land Co et al;

P. I. Haber, atty; F. W. Pollack, ref; due,

\$3,333.62; taxes, etc. \$585; sub to a mtg of

\$13,600.

ON. WEDNESON. ON WEDNESDAY. AT 2008 THIRD AVENUE.

ON THURSDAY. MADISON AVE. 1889, n e cor of 186th st. 11.5283, 3 sty tenmt and stores and 1 sty store; Edward Regenhard agt Jacob Potsdam et al. Charles Putzel, atty; W F Wund, ref; due, \$1,197.78; taxes, etc. \$788.64. AT 14 VESEY STREET

AT 14 VESET STREET.

By Joseph P. Day.

HITH ST. 7: East, s. 150 ft w of Park ave.

chx100.11. 5 sty tenmt and stores; Lawyere
Mortgage Co agt Harry Bayer et al; Cary &
C. attys: P H Gregory, ref, due, 20,67115.

taxes, etc. \$694 62.

116TH ST. 446 East, s. 144 ft w of Pleasant
ave, 98x100.19, 4 sty tenmt; action 1; Lawyers
Mortgage Co agt M A Scudl et al; Cary & C.
attys: P H Gregory, ref, due, \$11,698 62; taxes,
etc. \$638 83.

116TH ST. 444 East, s. 164 ft w of Pleasant
ave, 50x100.19, 4 sty tenmt; action 4; same agsame; same attys; same ref; due, \$13,635 79;
taxes, etc. \$1,054 04.

119TH ST. 369 West, n.s. 231 ft w of Manhattan ave, 19x100.11, 2 sty dwg; Germanis,
Life Insurance Co agt G H Johnston et al;
Dulon & R. attys: J H Rogan, ref; due, \$10,797 85; taxes, etc. \$131 20.

135TH ST. 261 West, n.s. 80.1 ft e of Sth
ave, 19x30.11, 4 sty dwg; Charles Lanter et al;
trustees, agt E A Dodge et al; Parsons, C &
M. attys: Franklin Brooks, ref; due, \$12,758 97; taxes, etc. \$400.

By Joseph P. Day BARNES AVE. e.s. 50 it s of 214th st. 26.5x 100 4x5x111.1; State Savings Bank agt Rachela Bracco et al. R H Grimes, atty; E I. Parris, ref. due. \$11.708 St; taxes, etc. \$352 S6.

SD AVE. 835; store and cellar Philip M Smith to Thomas F Flynn; 10 yrs from Oct. 1. 1910; \$1.750; address, 855 35 ave. 35D ST. \$2 West; store, etc; Georga B Wilson to Della Rowan; 10 yrs from June I. 1912; \$7.500; address, 865 Cauldwell ave.

Manhaitan.

Manhaitan.

Manhaitan.

Manhaitan.

Manhaitan.

CHERRY ST. 14 and 18; Urion Construction are. 19x100.11; S sty dwg. Germanis. Life Insurance Co agt G H Johnston et al.; Dulon & R. attys. J H Rogan ref. due. \$10.757 88; taxes, etc. \$131.20.

1257H ST. 261 West, n. s. 80.1 ft e of Sth. ave. 19x99.11. 4 sty dwg. Charles Lanier et al.; trustees, agt B A podge et al. Parsons. C & M. attys. Franklin Brooks, ref. due. \$12.765.97 taxes. etc. \$400.

AT NO 2008 THIRD AVENUE.

By J. H. Mayers.

LOCUST AVE. 280. e. 255 ft n ef 128th st. 265x25 to East River 2561x364. 1. 2 and 3 sty. bidgs. Mutusi Life Insurance (20 agt R 6 Fisher et al. F L Aslen, atty B A Racetein, ref. due. \$20.914.66; taxes, etc. \$8.012.53.

By Joseph P Day.

By Jacob P Day.

By Joseph P By Jilly 20, install, 5% per cent; \$31,000. 20 torney, Joseph J Sullivan, 35 Nas-3au.

By Joseph P Day.

By Joseph P Day.

By Joseph P By Jilly 20, install, 5% per cent; \$31,000. 20 torney, Joseph J Sullivan, 35 Nas-3au.

By Joseph P By Jilly 20, install, 5% per cent; \$32,000.

By Joseph P By Jilly 20, install, 5% per cent; \$32,000.

By Joseph P By Jilly 20, install 10, 200.

By Joseph P By Jilly 20, install 20, 200.

By Joseph P By Jilly 20, install 20, 200.

By Joseph P By Jilly 20, install 20, 20 Manhaitan.

JULY 27.

ST2.500: attorneys, Feiner & Maas, 100 Broadway.

SAME PROPERTY: same to Edw J Loughman, Lawrence, Long Island; July 26 caqualien with mig \$72.500; a 572.500; a 572.

Manhattan.
GRAND ST. 125 and 127, mtg on leasehold, Sept S. 1910; Adolph Ottmang to Henry
yon Minden; \$10.000; attorneys, Holm, Whitlock & Scarff, 35 Nasgau St.
RUTGERS PL (Monree st), 20, g s. 231.7
ff e of Jefferson st. 25.7x124.4x25.7x125.4;
Dec 29, 1900; Istarneys, Davis & Kaufmann, 31 Chambers st.
WALKER ST, g s. 08.4 ft e of Centre st.
25.3x0.2x25x25. June 1, 1590; Emima J Keller
to Alleo W Baldwin; satisfied without production of mtg, by order Supreme Court;
\$19,500.
SAME PROFERTY; Dec 21, 1594; same to
same; satisfied under order of Supreme
Court; \$16,000.
477H ST, g s. 190 ft e of 3d ave, 40x100.5;
Feb 19, 1907; Joseph and Bertha Wolkenberg
to Adeline Kupter; \$15,000; attorneys, Kantrowlin; & Esberg, 320 Broadway.
757H ST, n s. 143 ft e of Park ave, 26.8x
102.2; 5th st, 197 and 109 East, g s. 26x
104.2; Sept 28, 1911; James C McChire and
ano to Brevoort Real Estate Co, 59,000; attorneys, Arnstein, Levy & Pfeiffer, 128
Broadway. Manhattan.

Republic of Panama to Lawyers Merigas-Co: \$54.000.
Charles A Forshaw to James F Hunt; \$1. Lawyers Mortgage Co to Paul Puller some

000.
Perry C Todd and ano, exr, to Perry C Todd et al; \$34.000.
Elmer M Kidney to Grace F Adams: \$1,000 Manhattan Mortgage Co to Dollar Savings Bank: \$31,000. Michael J Sullivan to Mary F Helmke \$7,000. Pasquale Caruso to Louis Gates; \$1. Edw A Morrison to Lawyers Mortgage Co. \$5,000.

5005.

STH AVE. 143: B Masor & Co. Inc. sgt Coffey Realty (), owner; St Anna Building Co. contractor: \$400.

SIST ST 6 Epst; C A Hutchings Co agt Coar Saenger, owner, John K Turton, con-tractor; \$1,248 43.

SAME PROPERTY

SAME PROPERTY

Solution, Ossining, N Y (prior ming service)

6 per cent, July 26, \$2,500, attorney, same no

6 per cent, July 26, \$2,500, attorney, same no

20,11 Cohen Realty Co to Harris Cohen and

20, 19 West 68th at (prior ming \$500,000); 4

21, yrs; 6 per cent, July 20, \$20,000 attorney,

21, yrs; 6 per cent, July 20, \$20,000 attorney,

22, Title Guarantee and Trust Co. 176 Broadway.

The Bronx.

The Bronx.

The Bronx.

The Bronx.

Lisk to

July 10, 1912, \$500.

14TTH 3T, 514 West, Frederick Starr agt.

United Electric Light and Power Co et al.

July 19, 1912 (by hond): \$26148.

BEAUTIFUL, inexpensive, accessible farms acreage, orchards, shore cottages, laundry illustrated catalogue. DIBBLE, Ansonis, Conn. UNFURNISHED APARTMENTS.